

# AMENDMENT A TO BUILDING PERMIT BP 10622-A

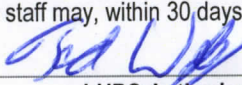
## CONDITIONS OF APPROVAL

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. Structures authorized under this permit, as well as filled and graded areas and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in the tables in Sections 4 and 5 and approved by this permit.
3. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
4. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
5. Upon completion of the authorized structures within the terms of this permit, any existing structures to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
6. Soil disturbance must not occur when the ground is frozen or saturated.
7. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
8. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
9. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
10. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
11. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
12. If the permittee holds interest in this parcel of land via a sales contract or other binding agreement, the permittee shall submit a copy of the deed transferring title of this parcel to the Commission upon final execution of such deed.
13. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
14. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program.
15. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of any Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

**This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.**

### LUPC AUTHORIZATION (for office use)

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards* (Chapter 10; ver. August 10, 2011). Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Regulation Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

  
LUPC Authorized Signature

  
Effective Date



For office use:



Tracking No. 47121	BP 10622-A	Fee Received \$ 250.00
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**Building Permit Amendment****1. APPLICANT INFORMATION**

SHORT FORM for Residential Development

Applicant Name(s) Wayne Morong and Caroline Morong	Daytime Phone 236-9786	FAX (if applicable) 236-8735
Mailing Address 360 Belfast Road	Email (if applicable) wmorong@yahoo.com	
Town Camden	State ME	Zip Code 04843

**2. PROJECT LOCATION AND PROPERTY DETAILS**

Township, Town or Plantation Sandbar Tract Township	County Somerset
Tax Information (check Tax Bill) Map: S 0082 Plan: 02 Lot 5	All Zoning at Development Site (check LURC Map) D-RS Development Subdistrict, Residential
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1: Access Easement Frontage ~100 ft. Road #2: Frontage ft.	Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1: Moosehead Lake Frontage ~100 ft. Waterbody #2: Frontage ft.

**3. EXISTING STRUCTURES (Fill in a line for each existing structure)**

Previously issued Building Permit BP 10622

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Camp	~1970s	25x25x24; 18x15x15	wd post	-	24	29	-	-	-
Deck	~1970s	25x8x6; 15x5x4	wd post	-	26	21	-	-	-
Shed	~1970s	~11x9x10	concrete pads	-	19	82	-	-	-

**4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)**

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)							Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	deck/porch	Enclose	Permanent foundation*		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Replacement camp	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40x25x25	-	26	58	-	-	-
Relocate Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	~11x9x10	-	16	101	-	-	-
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

**\* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:**

- a. If the structure or foundation will not meet LURC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

Setback will increase to 58' for replacement camp. Accordingly, the total footprint within 100' is limited to 1,000 sq ft. Meeting full setback from the lake is not possible because of easement rights over existing driveway.

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JUN 18 2013

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- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property?.....☐YES ☒NO  
If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal?.....☐YES ☐NO  
If YES, provide the date the structure was damaged, destroyed or removed: \_\_\_\_\_

**5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE** (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area	1,000	-	15	50	-	-	-
Filled/disturbed area	2,500	-	15	30	-	-	-
What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland? .....							14 % <input type="checkbox"/> NA

**6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)**

**Buffering in Prospectively Zoned Areas.** Is your property located in one of the following Prospectively Zoned Plantations or Townships? .....☐YES ☒NO

Adamstown Twp.      Dallas Plt.      Lincoln Plt.      Magalloway Plt.  
Rangeley Plt.      Richardsontown Twp.      Sandy River Plt.      Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet	_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

**7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)**

Agent Name (if applicable) N/A	Daytime Phone	FAX (if applicable)
Mailing Address		Email (if applicable)
Town	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, LURC's review is limited only to land use issues and LURC does not make any findings related to the MUBEC nor do LURC staff inspect buildings or enforce any provisions of that Code.

Please check **one** of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Regulation Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Regulation Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) <u>Wayne M. Moring</u>	Date <u>11-5-13</u>
<u>Carlene Moring</u>	Date <u>11/5/13</u>

For office use:

BP

Tracking No.

Permit No.

## EXHIBIT C: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for Exhibit C in the instructions on page ii. Do not use colors. Refer to the instructions on page ii for a sample site plan.

PLEASE REFER TO ATTACHED SITE PLAN

Notes/Legend:

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## DIMENSIONAL REQUIREMENTS

*for conforming residential structures and uses*

The Commission's rules establish dimensional requirements for all lots on which structural development is proposed. The following chart summarizes these requirements. For complete details about the Commission's dimensional requirements, refer to Section 10.26 of the Commission's *Land Use Districts and Standards*.

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### MINIMUM LOT SIZE *(Note: There is no lot size requirement for private campsites)*

For single-family residential structures served by an on-site subsurface waste water disposal system.....	40,000 square feet per dwelling unit
For single-family residential structures served by a common or community sewer.....	20,000 square feet per dwelling unit

### MINIMUM FRONTAGE *(Note: There is no lot size requirement for private campsites)*

#### Waters

Bodies of standing water 10 acres or greater and rivers draining 50 square miles or more.....	200 feet per dwelling unit
Tidal waters, ponds less than 10 acres, rivers draining less than 50 square miles, and P-WL1 wetlands.....	150 feet per dwelling unit

#### Roads

For lots with frontage on any privately or publicly owned road.....	100 feet per dwelling unit
<i>(Note: The road frontage requirement does not apply to lots located at the end of a road or on a circular turnaround with an outside diameter of less than 25 feet.)</i>	

### MINIMUM SETBACKS FOR RESIDENTIAL STRUCTURES AND HOME OCCUPATIONS

#### Waters

Bodies of standing water 10 acres or greater and rivers draining 50 square miles or more.....	100 feet*
Tidal waters, ponds less than 10 acres, rivers draining less than 50 square miles, and P-WL1 wetlands.....	75 feet

*(\*Note: The minimum shoreline setback in the P-RT Subdistrict is 125 feet)*

#### Roads

Traveled portion of selected state routes: Routes 1, 2, 2A, 4, 9, 27, 163, 201, Route 161 from Caribou to Fort Kent, Route 157 in TA R7 WELS, and Route 6 in Orneville Twp.....	75 feet
Traveled portion of roads on coastal islands.....	20 feet
Traveled portion of all other roads.....	50 feet

#### Property Lines

Side and rear property lines .....	15 feet
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### MINIMUM SETBACKS FOR PERSONAL CAMPSITES

Shoreline.....	75 feet*
Traveled portion of all roads.....	50 feet
Property lines.....	25 feet

*(\*Note: The minimum shoreline setback for Remote Campsites is 25 feet except that the setback may be increased where necessary due to site conditions in order to avoid accelerated soil erosion or sedimentation of surface waters.)*

### MAXIMUM LOT COVERAGE

Total for all structures, including driveways, sidewalks, parking lots, and other non-vegetated surfaces .....	30%
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### MAXIMUM BUILDING HEIGHT

Between 100 to 500 feet of a bodies of standing water 10 acres or greater .....	30 feet
Beyond 500 feet of a bodies of standing water 10 acres or greater .....	75 feet

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# A GUIDE TO LURC RULES FOR NONCONFORMING DEVELOPMENT

Structures and lots that were created before the Commission's rules were established or amended and which do not meet current rules are governed by the Commission as nonconforming development. The most common reason that a structure is nonconforming is that it does not meet the minimum required setback from a water body. Typically, lots are nonconforming when they do not comply with the current lot size or frontage requirements. This page provides a brief guide to some of the Commission's rules for nonconforming development. For specifics about applicable rules and regulations, refer to Section 10.11 of the Commission's Chapter 10 *Land Use Districts and Standards*.

## GENERAL REQUIREMENTS

It is the Commission's policy to limit expansions of nonconforming structures and to provide incentives for lot owners to bring nonconforming development into compliance with the Commission's current standards. To obtain permit approval for changes to a nonconforming structure, you need to demonstrate that the **project will not adversely affect surrounding uses and resources** and that there is **no increase in the extent of nonconformance**. An increase in the extent of nonconformance occurs when a structure with an existing nonconforming setback is altered in such a way that it is placed closer than the minimum setback distances for water bodies, roads or property boundaries, or a setback established by a legally existing nonconforming structure, or it otherwise further exceeds the standards of Chapter 10 *Land Use Districts and Standards* upon project completion.

## RECONSTRUCTING A NONCONFORMING STRUCTURE OR ADDING OR RECONSTRUCTING A PERMANENT FOUNDATION

Reconstruction is the rebuilding of a structure after more than 50% of its structural components (including walls, roof or foundation) has been destroyed, damaged, demolished or removed. Leaving one or two walls or the floor of a structure in place while rebuilding the remainder of the structure is considered a reconstruction.

**Adding a permanent foundation** beneath a structure or **replacing 50% of an existing foundation** also requires a permit. Permanent foundations are any supporting substructures that extend below the frost line or permanently withstand freeze-thaw conditions. Examples are full foundations, basements, slabs and frost walls. "Sono tubes" or posts installed with augers are not permanent foundations.

If a nonconforming structure has been damaged, destroyed or removed, such a structure may be reconstructed or replaced if an application is filed with LURC within 2 years of the date of damage, destruction or removal **and** if the structure was in active use within the past two years preceding the damage, destruction or removal.

*NOTE: If the structure has been damaged, destroyed or removed from the property for more than 2 years or was not in regular active use within a 2-year period preceding the damage, destruction or removal, then the new structure cannot be reviewed as a "reconstruction" and will need to meet the Commission's current dimensional requirement or another provision(s) of the Rules for Nonconforming Development.*

## EXPANDING A NONCONFORMING STRUCTURE

Expansion is the increase in the footprint or the increase in height of a structure. Footprint is measured by the exterior perimeter of a structure. Footprint measurements include decks, porches, balconies, and any other structural attachments. Structures or portions of structures may be expanded if certain **size limits** are met:

- Expansions within 25 feet of a water body are prohibited.
- If the portion of the structure to be expanded is located between 25 and 50 feet of a water body, the total footprints of the structure *and* all other structures within 100 feet of the water body cannot exceed **750** square feet.
- If the portion of the structure to be expanded is between 50 and 75 feet of a water body, the total footprints of the structure *and* all other structures within 100 feet of the water body cannot exceed **1,000** square feet.
- If the portion of the structure to be expanded is between 75 and 100 feet of a water body, the total footprints of the structure *and* all other structures within 100 feet of the water body cannot exceed **1,500** square feet.\*

\* The 1,500 sq. ft. limit does not apply to lots with frontage on flowing waters draining less than 50 square miles, water bodies less than 10 acres, or tidal waters.

## RELOCATING A NONCONFORMING STRUCTURE

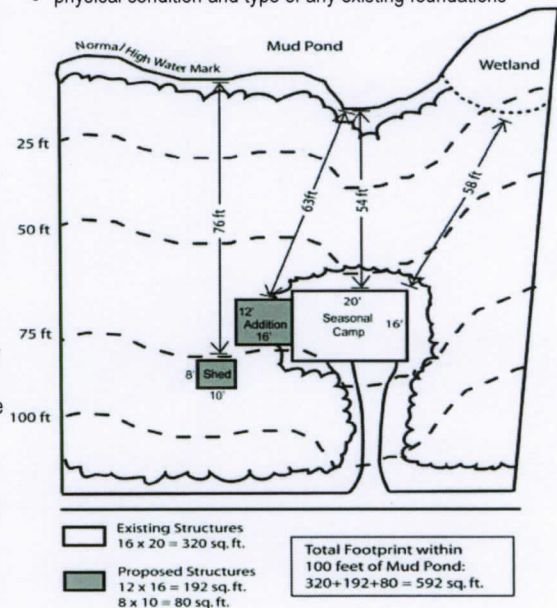
A nonconforming structure may be relocated within the boundaries of the lot provided the site of relocation conforms to the setback requirements to the **maximum extent possible** (see Reconstructing a Nonconforming Structure, above).

## CONSTRUCTING A NONCONFORMING ACCESSORY STRUCTURE

New, detached accessory structures (such as sheds or garages) that do not meet minimum setback requirements are only permitted if the **structure cannot be physically sited on the lot to meet LURC's minimum setback requirements**. In such cases, the structure cannot be located closer to the water body than the principal structure, cannot be located within 25 feet of the water body, **and** must be of a size and height that does not exceed the size limitations for expansions (described above).

Reconstructed structures must be sited so that they meet the Commission's minimum setback requirements from water bodies (usually 100 feet), roads (usually 50 feet) and property lines (usually 15 feet) to the **maximum extent possible**. When evaluating your proposal, the Commission looks at many factors when deciding whether there are any physical limitations that prevent a structure from meeting current minimum setback requirements. These factors include:

- size and configuration of your lot
- slope of the land
- potential for soil erosion and export to a water body
- location of other legally existing structures on the property
- location of the septic system and suitable on-site soils
- type and amount of vegetation to be removed
- physical condition and type of any existing foundations





# VEGETATION CLEARING STANDARDS (Section 10.27,B)

## GENERAL REQUIREMENTS

Cleared openings legally in existence as of June 7, 1990 may be maintained, but shall not be enlarged except as permitted by these regulations. In all areas where natural vegetation is removed within the required vegetative buffer strip of a flowing water, body of standing water, tidal water, or public roadway, it shall be replaced by other vegetation (except where the area cleared is built upon) that is effective in preventing erosion and retaining natural beauty.

## VEGETATIVE BUFFER STRIPS

- 50 feet of the right-of-way or similar boundary of any public roadway,
- 75 feet of the normal high water mark of any body of standing water less than 10 acres in size, or any tidal water or flowing water draining less than 50 square miles,
- 100 feet of the normal high water mark of a body of standing water 10 acres or greater in size or flowing water draining 50 square miles or more.

## REQUIREMENTS WITHIN BUFFER STRIPS

- There shall be **no cleared opening greater than 250 square feet** in the forest canopy as measured from the outer limits of the tree crown. However, a footpath is permitted, provided it does not exceed six (6) feet in width as measured between tree trunks, and has at least one bend in its path to divert channelized runoff.
- Selective cutting of trees within the buffer strip is permitted provided that a **well-distributed stand of trees and other natural vegetation** is maintained.

For the purposes of this section a "**well-distributed stand of trees**" adjacent to a body of standing water 10 acres or greater in size shall be defined as maintaining a rating score of 24 or more in a 25-foot by 50-foot rectangular area as determined by the following rating system. Near other water bodies, tributary streams and public roadways a "**well-distributed stand of trees**" shall be defined as maintaining a rating score of 16 or more per 25-foot by 50-foot (1,250 square feet) rectangular area as determined by the following rating system (see table)

Diameter of Tree at 4-1/2 feet Above Ground Level (inches)	Points
2.0 to < 4.0	1
4.0 to < 8.0	2
8.0 to < 12.0	4
12.0 +	8

"**Other natural vegetation**" is defined as retaining existing vegetation under 3 feet in height and other ground cover and retaining at least 5 saplings less than 2 inches in diameter at 4½ feet above ground level for each 25-foot by 50-foot rectangular area. If 5 saplings do not exist, the landowner or lessee may not remove any woody stems less than 2 inches in diameter until 5 saplings have been recruited into the plot. In addition, the soil shall not be disturbed, except to provide for a footpath or other permitted use.

The following shall govern in applying this rating system:

- (1) The 25-foot x 50-foot rectangular plots shall be established where the landowner or lessee proposes clearing within the required buffer
- (2) Each successive plot shall be adjacent to but not overlap a previous plot
- (3) Any plot not containing the required points shall have no vegetation removed except as otherwise allowed by these rules
- (4) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by these rules
- (5) Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter

- In addition, **no more than 40% of the total basal area of trees 4.0 inches or more in diameter**, measured at 4½ feet above ground level, may be removed in any ten (10) year period.
- **Pruning of live tree branches is prohibited**, except on the bottom 1/3 of the tree provided that tree vitality will not be adversely affected.
- In order to maintain a buffer strip of vegetation, when the removal of **storm-damaged, diseased, unsafe, or dead trees** results in the creation of cleared openings in excess of 250 square feet, these openings shall be established with native tree species.

## REQUIREMENTS GREATER THAN ONE HUNDRED (100) FEET FROM GREAT PONDS (>10 acres)

The following provisions apply to areas within 250 feet of all bodies of standing water greater than ten (10) acres, and to the full depth of the P-AL zone.

- **No more than 40% of the total basal area of trees 4.0 inches or more in diameter**, measured at 4½ feet above ground level, may be removed in any ten (10) year period.
- In no instance shall cleared openings exceed, in the aggregate, **10,000 square feet**, including land previously cleared.

## FILLING AND GRADING STANDARDS (Section 10.27,F)

### GENERAL REQUIREMENTS

- Imported fill material shall not contain debris, trash, rubbish or hazardous or toxic materials. All fill, regardless of where placed, shall be free of hazardous or toxic materials.
- All filled or graded areas shall be promptly stabilized to prevent erosion and sedimentation.

### REQUIREMENTS NEAR WATER BODIES AND WETLANDS

- Within 250 feet of water bodies and wetlands, the maximum size of a filled or graded area, on any single lot or parcel, shall be **5,000 square feet**. This shall include all areas of mineral soil disturbed by the filling or grading activity. These filled or graded areas shall be stabilized according to the **Guidelines for Vegetative Stabilization** (see next page).
- Such filled or graded areas shall not extend closer to the normal high water mark of a flowing water, a body of standing water, tidal water, or upland edge of wetlands identified as P-WL1 subdistrict than the distance indicated in the table to the right:

Average Slope of Land Between Exposed Mineral Soil and Normal High Water Mark or Upland Edge (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark or Upland Edge (Feet Along Surface of the Ground)
10 or less	100
20	130
30	170
40	210
50	250
60	290
70	330

### OTHER REQUIREMENTS

Beyond 250 feet from water bodies and wetlands, the maximum size of filled or graded areas shall be **20,000 square feet**, except that there shall be no limit to the size of filled or graded areas in M-GN subdistricts which are greater than 250 feet from water bodies and wetlands.



## GUIDELINES FOR VEGETATIVE STABILIZATION (APPENDIX B)

The goals to be achieved by proper stabilization are the avoidance of accelerated soil erosion and the avoidance of sedimentation or pollution of water bodies. All stabilization measures must be maintained so that grass or other vegetation remains intact and healthy, otherwise these measures will be ineffective.

### GENERAL GUIDELINES

- Sterile soils such as sands and gravels should be covered with 2 to 4 inches of soil medium that will support vegetative growth.
- Disturbed soil areas should be graded such that runoff water is either minimized or eliminated from running over the site.
- Disturbed areas which can be seeded between May 1 and September 15 should be prepared and seeded during that period.
- Disturbed areas which cannot be seeded between May 1 and September 15 should be mulched with hay, straw or some other suitable material to keep them as stable as possible over the winter, and particularly during spring runoff the following year. For over-wintering, mulch must be tacked down, as it is easily blown around on frozen ground, leaving areas of soil exposed. Mulch hay should be applied at a depth of 4 inches, or between 150 to 200 lbs. per 1,000 square feet, over the disturbed site. Mulched over-wintered areas should be prepared and seeded the following spring as soon as conditions allow.

It is not recommended that disturbed areas be seeded after September 15th ("dormant seeding") for a number of reasons. Among the reasons, seeding rates are doubled, which is more expensive; timing is critical to ensure that germination does not occur before the following spring; there is an increased risk of sedimentation because sites are generally wetter in the fall; the thicker mulch must be removed in the spring in order to allow the germinating seed to survive; and the application of fertilizer during this time increases the risk of leaching or runoff loss of nutrients into water bodies.

### SEED AND FERTILIZER INFORMATION

- Seeding preparation, in addition to providing a soil medium that will support vegetative growth if the site is sterile, includes the application of lime and fertilizer, which should be lightly raked prior to seeding. After the area is seeded, it should be lightly watered and then mulched with 70 to 90 lbs. (2 standard bales) per 1,000 square feet of weed free hay or straw to protect the seed. Keep the site stable and moist, and allow the seed to germinate and grow.
- For accurate liming as well as fertilization, it is recommended that you have the soil analyzed to determine the specific nutrient requirements of your site.
- Lime should be applied at a rate of approximately 140 pounds to 1,000 square feet of area. This rate may vary depending on the natural conditions of the soil on the site. 10-5-20 fertilizer should be applied at a rate of 18.5 lbs. per 1,000 square feet of area. Following the establishment of vegetation, non-phosphorous fertilizer should be used in accordance with the Department of Environmental Protection's recommendations.
- In shoreland areas in particular, fertilizers should be of the "quick release" low phosphorus type, such as 12-4-8 mixtures applied at a rate of 8 pounds per 1,000 square feet of area. If you are near water bodies, it is important not to apply more than approximately this amount of fertilizer, as excess may be washed into streams or lakes and contribute to lowering water quality and such things as algae blooms in lakes.
- Following the establishment of vegetation, non-phosphorous fertilizer should be used in accordance with the Department of Environmental Protection's recommendations.
- Fertilizers should never be applied right before thunder storms or before spring runoff, because the great amounts of water running over the land will wash the fertilizer, particularly phosphorus, into water bodies. However, a light watering after the fertilizer is applied will help bind the phosphorus to the soil.
- There are many combinations of grasses that can be used. One combination particularly good for providing soil stability, generally referred to as the Soil Conservation Mixture, consists of: (Proportions, by weight)

<i>Creeping Red Fescue</i>	35%	<i>Kentucky Bluegrass</i>	25%
<i>Annual Rye Grass</i>	15%	<i>Perennial Rye Grass</i>	10%
<i>*Red Top Oats</i>	10%	<i>White Dutch Clover</i>	5%

This seed would be applied at a rate of 1 pound per 1,000 square feet. These particular grasses do best if mowed no closer than 2-1/2 to 3 inches from the ground. Of course, other seed mixtures are available.

It is important, in choosing a mixture, to choose one suitable for the site being stabilized. There are many different types of seeding mixtures designed for particular site conditions such as shade, sun, and drainage. Any mix should contain some seed which germinates rapidly to provide the quickest stabilization possible while awaiting the germination of the remaining types.

\*For quick germination, oats are very good. They germinate in 7 to 10 days. They should be planted at a rate of approximately 1 to 1-1/2 bushels per acre, in addition to the basic grass mixture. Oats should be mowed when they reach knee height to allow the germinating grasses to receive sunlight.

### ALTERNATIVES

Other stabilization programs may be used, provided they are equivalently effective in stabilizing disturbed areas and preventing accelerated soil erosion and sedimentation of water bodies. Further assistance may be obtained, including in some cases site-specific recommendations, from:

- Local Soil and Water Conservation Districts
- The USDA Natural Resource Conservation Service
- Maine Department of Environmental Protection, Lakes Program
- Landscaping Professionals
- Reputable Lawn and Garden Supply Dealers





Existing Camp viewed from Shore



Panorama of Existing Camp from Shore

**Gartley & Dorsky**  
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CAMDEN, MAINE (207) 236-4365  
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**Wayne and Caroline Morong**

MAP S 82 PLAN 2 LOT 5

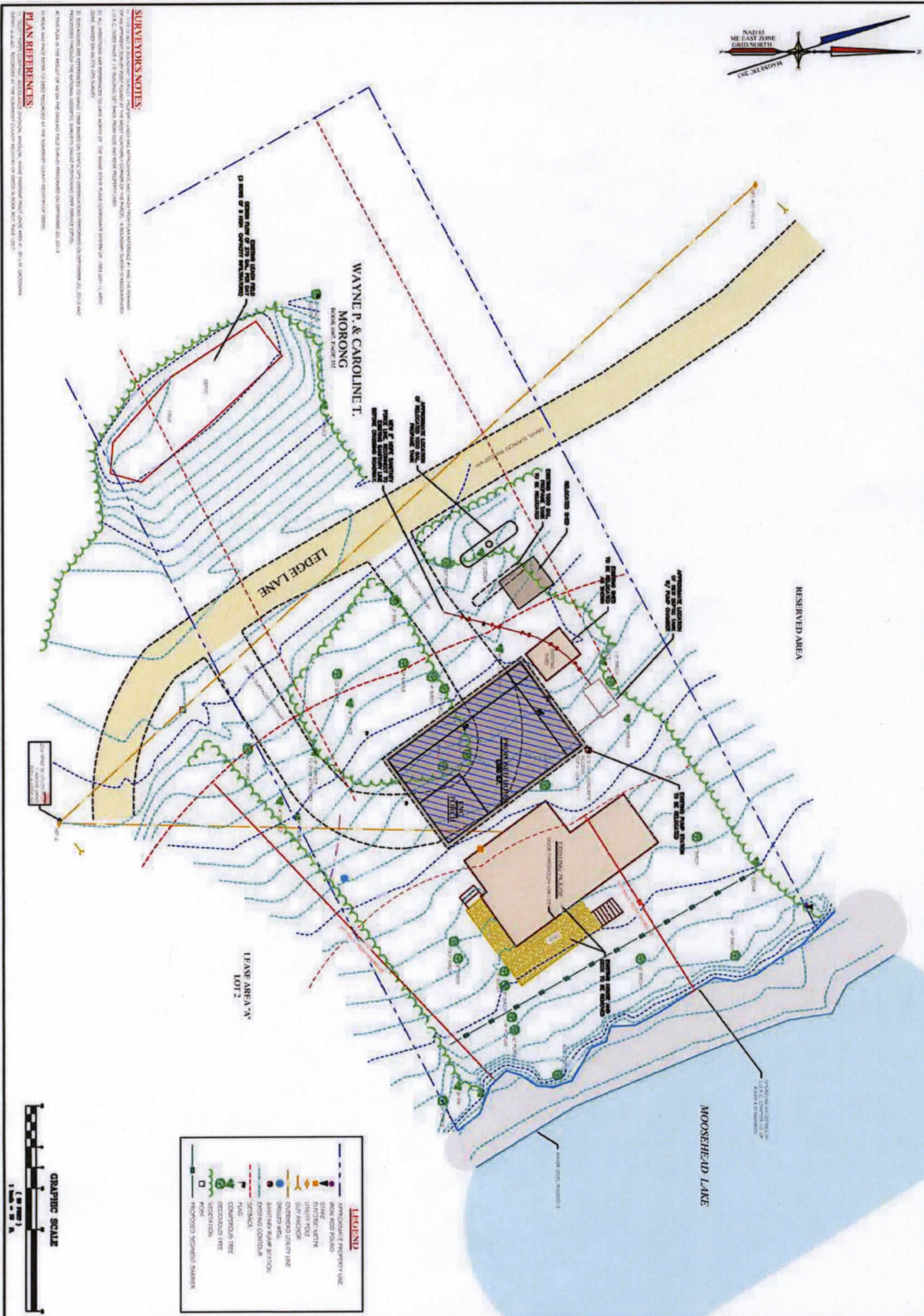
PHOTO ATTACHMENT TO BUILDING PERMIT APPLICATION

SEPTEMBER 20, 2013

SANDBAR TRACT TOWNSHIP

G&D PROJ. 12247



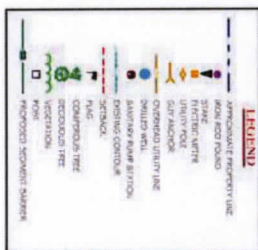


### SURVEYOR'S NOTES:

12. As mentioned and referenced in our previous paper, the second part of our study is currently in progress, and we will report the results in the next paper.

## PLAN REFERENCES

11. Scott, Tanya. 2004. *Wicked: The Power of Pure Evil*. New York: HarperCollins.



**Gartley & Dorsky**  
ENGINEERING SURVEYING

501 Union Street, P.O. Box 1031, Camden, ME 04803-1031  
Ph: (207) 236-4363 Fax: (207) 236-3055 Toll Free: 1-800-282-4363

**WAYNE MORONG**

## SITE PLAN

LOCATION: LEDGE LANE (OFF MASTERMAN FARM RD)

sc. e.  $1'' = 10'$

TIDON, RANDIAR TRACT TOWNSHIP, COUNTY: SOMERSET STATE: MAINE

DATE: **NOVEMBER 1, 2012**

DRIVEN BY:	JM
CHECKED BY:	WT

983

## KEY FINDINGS

DATE \_\_\_\_\_